Preserve ✓

App. F. IX-4

1937. (V.P.)

File No. 53-37

Previous References
L.B. 26-26-88, 8, 15, 18-24, 27, 41, 88
V.P. 36-31-88/8-2

Serial Nos. 3, 5, 8, 9

Letter References
P+S. 44-38, Sls. 3-4.
V.P. 44-40a 7, 3 May 1938.

PRESERVED P-242E

GENERAL AND REVENUE SECRETARIAT.

Serial Nos. 7 to 11

Part B for May 38

SUBJECT.

Rules for regulating the grant of licenses to erect buildings in Villages

819) 20 The Comptroller m.g.
No. L. 1605 dy 19.8.38

WD 0295—GPB—22,500—13-8-37

Issues the Rules

10.9.38

Rules to be observed for granting licenses for building houses in villages

4599/L

General and Revenue Secretariat | V.P. File No. 53 of 1937. | [App. F. III—2

Serial No.	
	Letter No C 318/37-38 dated 21st March 1938 from the Rev: Comr. forwarding for the approval of Govt., a draft set of rules for regulating the grant of licenses for building houses in Villages.
1)	The Rev: Comr. has explained in the P.W.D. The necessity for enforcing certain rules to be observed for granting licenses for ~~building~~ Constructing houses in Villages. It is also reported that the Several Deputy Commissioners were consulted on the Draft Set of rules prepared by the Dr. of P.H. (Vide statement appended). After Considering the ~~Several~~ opinions expressed by the Dcs., the Rev: Comr. has finally framed a Draft Set of rules for being enforced in all the Village Panchayats and has requested that the Same may be approved and published under Section 65 (4) of the V.P. Act.
2)	Kind attention is invited to section 29(1) of the V.P. Act which deals with the powers of the Village Panchayats regarding the control and erection of buildings in a Panchayat area. According to section 65(2)(4) of the V.P. Act, power is reserved to Govt to make

Z

S

NOTE—Contn. Sheet.

WD 0284—GPB—30,000—13-4-37

Rules to be observed for granting licences in for building houses in Villages

File No. 4599/2 of 193). General and Revenue Secretariat

rules and the rules now in force (Section 249(1) of the V.P. Act) for the Regulating the Construction of buildings are Contained in Page 96 of the Act (Rules 192 to 195) ✓

3) For orders if the Law Section may be Consulted regarding the draft rules framed by the Rev: Comr

D.S.R. 20/4/38 Leiry L.V.S) 20/4/-

4 The rules contained in para 2 of the R.C.'s letter may be approved and published in place of the existing rules contained in pages 63-64 of the V.P Manual

21/4/38 21/4/-

II Member)

5) Rules 22/4/38

22/4/38 22/4/-

6) A Draft preliminary notn calling for objections is first up for appl. under D.S.R. 28/4/38. the V.P. Act. previous notifn is necessary as required by Section 65 A(3) of the V. P. Act. Leiry L.V.S) 28/4/-

7) Form 29/4 29/4/-

GITI SECOND MEETING BIL. 21 APR. 1938 No. 7890

BGM LOCAL SEL.

4599 ✓5650
2

General and Revenue Secretariat | File No. 53 | of 193 7 — 3 8 | [App. F. III—2

Serial No. 5

Re Compiler misc.

No 2 9075 — A 3.5.38

Publishes the rules & calls for objections, if any, on or before 1st June 1938

Govt B File 24/6/38

Letter No. II/416-2083 dated 30-5-38 from the Secretary Mysore Planters' Association Bdlur, requesting that a proviso may be added that the rules apply only to grantanes and not to Coffee Estates.

8) No other objections have been received The period fixed for receiving objections viz 1-6-38 has also expired.

9) Submitted for orders whether the rules may be issued finally. The objection raised by the Planters' Association does not seem to be tenable.

Rmm 7/6/38

10) Perhaps a copy of the above letter may be sent to the Revenue Secretary for favour of remarks. On receipt of his reply, necessary action will be taken to issue the rules finally.

Hiry L. V.S)

2 8/6/-

11) This may perhaps be done, before the rules are issued finally

2 8/6/-

12) Sent 9.6.38 for 9.6.38

2 8/6/-

NOTE—Contn. Sheet.

WD 0284—GPB—30,000—13-8-37

Mr RPW

4599.

UP File No. 53 — 5650/2 √427 — of 193)

General and Revenue Secretariat

13) Draft letter to the Revenue Commr is submitted for approval

Revr 11/6

14) Sir. 2/12/6/-

To the Revenue Commissioner.

No L 10078 of 17-6-38

Fds for his remarks a copy of letter received from the Secy, Mysore Planters' Association, Belur.

Letter No C. 318/37-38 dated 19-7-38 from the Revenue Commissioner states that the coffee estates need not be exempted from the operation of the proposed rules. 8

15) It has been decided in file UP 36.31 (1,2) that Coffee estates cannot be exempted from the operation of the Village Panchayat Act for purposes of taxation. The Revenue Commissioner is therefore of the opinion that no exemption need be given to coffee estates in respect of the grant of building licenses.

16) Submitted for orders with reference to para 12 supra.

Revr 22/7

17) It is for consideration if this point of the draft rules may be referred to the Standing Committee for L. S. G. Institutions

Sd/- A (illegible) 20/7

may perhaps be necessary. 2

Rules for regulating the grant of licenses to erect buildings in villages

497

General and Revenue Secretariat | V.P File No. 43 of 1937-38 | [App. F. III-2

Serial No.

SECOND MEMBER COUNCIL
8 AUG 1938
No. 805

18) The Revenue Commissioner is of opinion that the Coffee Estates have not been exempted from the operation of R. P. Act for purposes of taxation, he sees no reason to exempt the Estates from the operation of the proposed rules for regulating the construction of buildings. The rules approved already (paras 4 and 5 of the notes) may now perhaps issue

2
6/8/-

Secy L.S.G.)

Dft
8836
8/8

II Member)

Dft
8/8/38

Dft
9/8
2
9/8/-

Draft notification is submitted for approval

Revr Jma
9/8/38
10

Secy L.S.G.)

2
10/8/-

Dft
10836
Secy
2
12/8/-

9. The Comptroller, Mysore Gazette
No L 1605 dt 19-8-38
Notifies the rules.
No L 1606-14 dt 19-8-38
Copy to R.C & Dy Comrs of Dts.

NOTE-Contn. Sheet.

30/8/38
Revr Jma
31/8/38

Erection of Buildings in 427 village Panchayats

File No. of 193

General and Revenue Secretariat

Serial No.

It is for orders whether any reply has to be sent to the letter from the Mysore Planters Association in reply to this letter (Flag X). His suggestion to exclude Coffee Estates from the operation of the rules may not be accepted.

2/31/8

30/8/38 Lucy L.S.)

SECY. LOCAL SELF GOVT. OF MYSORE 31. AUG. 19

This matter treated as an Office matter has hardly considered deputation of Inspector from one region necessary.

31/8/38

2/31/8

B 31/8/38

4599
2

No.C.318/37-38.

Copies sent

OFFICE OF THE REVENUE COMMISSIONER
IN MYSORE.

Dated Bangalore, 21st March *193* 8.

LOCAL SELF GOVT
29 MAR 1938
GOVT OF MYSORE

VPS 3-37-3

FROM

K.V. Anantaraman, Esq., B.A.,
Revenue Commissioner in Mysore.

To P.H. Krishna Rao, Esq., M.A.,
Secretary to Government
of His Highness the Maharaja of Mysore,
Local Self Government Department, *Bangalore.*

Subject:- Rules to be observed for granting licenses for building houses in villages.

Sir,

I have the honour to state that as desired by the Deputy Commissioner, Kadur District, the Director of Health framed a set of rules prescribing certain conditions to be observed in building houses in villages, and the Deputy Commissioner, Kadur District in forwarding a copy of the said Rules with his letter No.A.6-3304-36 dated 13th July 1937 (copy enclosed) proposed, that they may be translated into Kannada and 600 copies thereof ~~&~~ supplied to him for circulation to the Village Panchayets. As I found that the conditions prescribed in the proposed set ~~&~~ of rules could not be legally enforced until the present rules under the Village Panchayet Act were suitably amended, and as the conditions were also rather too elaborate and rigid to be strictly observed in actual practice in villages, I consulted the Deputy Commissioners of other Districts how far the proposed Rules were practicable and suitable to the rural areas. While the Deputy Commissioner, Mysore District has opined that the rules though quite sound are not practicable in the villages and that the enforcement of the same would cause discontent and hardship to the people, the other Deputy Commissioners have suggested certain alterations and additions to the proposed rules, although they do not entirely agree to the whole set of rules. I enclose herein a statement showing side by side the rules proposed by the Director of Health and the suggestions or alterations if any proposed by the Deputy Commissioners in regard to each rule with my remarks, for information the ~~information~~/of the Government. The general opinion of the Deputy Commissioner seems to be that most of the conditions are rather impracticable in villages and that a too strict enforcement of the same involving

as it does heavy cost, may not be acceptable to the rural population in their present condition.

2. The existing rules regarding the "Regulation of buildings" in villages contained on pages 63-64 of the Village Panchayet Manual although not elaborate, are quite suitable giving wide discretion to the Panchayets to impose certain conditions as to drainage, ventilation etc. But some of the rules proposed by the Director of Health now are also suitable and may with advantage be adopted in rural areas without much difficulty. However, with a view to have more clear and definite rules, I have re-examined the existing rules and the rules proposed by the Director of Health with reference to the opinion expressed by the Deputy Commissioners and I beg to submit below for the consideration of Government the following set of new rules on the subject which may be adopted in supersession of the rules now in force:-

(1) Every person who shall erect any new house or alter or add to any existing house or reconstruct any house shall apply for a license to the Chairman of the Village Panchayet concerned.

(2) The application for construction of a new house should be accompanied by a site plan of the land on which the structure is proposed to be built. The size of the proposed house and its position on the land, together with its position with reference to the adjoining sites or houses or privat or public roads and lanes should be shown on the plan. It is not necessary to send plans drawn to scale. A rough sketch will do.

(3) No new house shall be allowed to be constructed on a site which has been recently filled up with or used as a place for depositing excremental matter or the carcasses of dead animals or other filthy or offensive matter.

(4) No pits shall be excavated in the sites allotted or used for dwelling houses.

(5) No shop or market place or manufactory or place of public resort shall be built in the midst of localities, intended for residential purposes.

(6) Houses shall not be built or rebuilt within five feet of the street and all houses should also have, as far as possible, direct access to a conservancy lane.

(7) The distance between the adjacent houses from wall to wall shall be at least 10 feet, and from eave to eave at least six feet.

(8) Eaves of houses, sun shades of windows and water-spouts shall not project beyond the side street drain adjoining the house.

(9) Houses built back to back should not be permitted.

(10) Not more than 2/3 of the building site should be built upon.

(11) The floors of all dwelling houses newly built or rebuilt shall be at least one foot higher than the ground level and reasonable provision shall be made for their drainage and ventilation.

(12) The Panchayet may impose conditions as to drainage, ventilation and privy arrangements.

(13) The Panchayet may also impose conditions for the construction of cattle sheds or for making other arrangements for tethering cattle.

3. If the rules proposed above are acceptable to Government, I request that they may be published as rules under Section 65 (u) of the Village Panchayet Act in supersession of the rules now in force. I further request that the entire set of rules may be translated into Kannada for circulation to the Village Panchayets in the State for their guidance.

I have the honour to be,

S i r,

Your most obedient servant,

/K. Chandrasekhara

Revenue Commissioner.

Letter No.A.6-3304/36 dated 13th July 1937, from the Deputy Commissioner, Kadur District, to the Revenue Commissioner in Mysore.

In forwarding herewith a copy of letter No.H.E.21 dated 3rd July 1937 from the Director of Health in Mysore, Bangalore, along with a copy of the set of rules, formulated by him, prescribing certain conditions to be observed in building houses in villages, I have the honour to request you to be so good as to have these rules translated and printed and to send 600 copies of the same for circulation to the Village Panchayets.

Copy of letter No.H.E.21 dated 3rd July 1937, from the Director of Health with the Government of H.H. the Maharaja of Mysore, Bangalore, to the Deputy Commissioner, Kadur District.

With reference to your letter No.F.C.R.3304/36-37 dated 16th February 1937 requesting to send a set of rules to be observed for granting licenses for building houses in villages, I have the honour to enclose the same for your information.

" C o p i e s "

M. N. Ramachar.

BR. For Revenue Commissioner.

Rules to be observed i

Rules proposed by the Director of Health.	Suggestion of the Deputy (if any) in respect of ea
I.(a) EVERY person who shall erect any new house or alter or add to any existing house or reconstruct any house shall apply to the Village Panchayet Chairman.	No change.
(b) The application for construction of new houses should be accompanied by a site-plan of the land on which the structure is proposed to be built and shall show the size of the proposed house and its position with reference to the adjoining sites or houses or private or public roads and lanes. It is not necessary to send the plans drawn to scale. A rough ~~xxx sketch~~ will do.	All the Deputy Commiss sioners of Mysore and Shimo of this rule. The Deputy opinion that it would be ve a correct plan prepared. sketch is insisted upon.
II. No new house shall allowed to be constructed on a site which has been recently filled up with or used as a place for depositing excremental matter or the carcases of dead animals or other filthy or offensive matter.	No change.
III. No pits shall be excavated in the sites allotted or used for building dwelling houses.	..do..
IV. No perishable or inflammable materials shall be used for construction of houses.	The Deputy Commissioner Shimoga are of opinion that on the adoption of this rule existing conditions. ~~xxx~~ the construction of thatched
V. No shops or market places or manufactory or a place of public resort shall be built in the midst of localities, intended for residential purposes.	The Deputy Commissioner Tumkur consider that it may this rule in villages under
VI. The house shall not be built within ten feet of the street.	The Deputy Commissioner consider that a margin of 5
VII. The distance between the adjacent houses from wall to wall shall be at least 10 feet and from eave to eave at least 6 feet.	The Deputy Commissioner suggested that the distance 5 and 3 feet respectively.
VIII. There should be direct access to the conservancy lane if there is one.	No change.
IX. Eaves of house, sun-shades of windows and water-spouts shall not project beyond the side street drain adjoining the house.	..do..
X. Back to Back houses should not be permitted to be built.	No change.
XI Not more than 2/5 of the building site should be built upon.	The Deputy Commissioner reduce the area of the building vacant sites. The Deputy Commis sites in villages are very small 2/5th of the site will not provi He is of opinion that 2/3 instea be built upon.

uilding houses in villages.

sioners le	R e m a r k s.
	May be accepted.
rs except the Deputy Commis- re agreeable to the adoption ission er, Shimoga is of difficult in villages to have ould be enough if a rough	...do...
	....do....
	....do....
Bangalore, Tumkur and not possible to insist ost villages under It rules out entirely ses in villages.	May be omitted as the clause will be misinterpreted. Timber may be described as perishable and inflammable.
f Bangalore, Kolar & be possible to enforce sting conditions.	May Stand. ~~May stand~~. ~~The present rule prescribes~~ this ~~only 5 feet and may stand~~
f Kolar and Hassan t would be enough.	~~May be accepted.~~ The present rule prescribes only 5 feet and this may stand
Hassan District, has y be reduced to	~~do.~~ The Director's View may be accepted
	~~do~~. May be accepted
	..do..
	— do —
ngalore opines that this will almost nothing in the existing oner, Kolar states that as the l dimensions, a structure on sufficient accommodation. of 2/5th may be permitted to	~~May be accepted~~. Kolar Deputy Commissioner's opinion may be accepted.

puty Commissioners(if any) if rule.	Remarks.
ers of Bangalore, Kolar and it is rather expensive to get es. The Deputy Commissioner, flooring may be of chunam in	May be omitted. Directors suggestions are too ~~elaborate~~ difficult to enforce.
uty X Commissioner, Bangalore, an be enforced if the villager t the cost of such big windows.	
ner, Bangalore is of opinion that this utlay which the villagers cannot afford. , Kolar states that the sites in vil- mall, it may not be possible to have a er from the kitchen and bathroom of 20 to 30 feet.	Too elaborate. Matter may be left to the Village Panchayets as at present.
oner, Tumkur states that there is more or general instructions to the house- oner, Bangalore states that the latter y costly which many villagers can	May be omitted.
oner, Bangalore, considers that this in villages where many a villager with decent living accommodation. of him to provide cattle sheds of	Matters may be left as they are.

M. N. Anantharam.

For Revenue Commissioner.

Rules proposed by the Director of Heal[illegible]	Suggestion of the De on eac
XII. The floor of the house shall be at least one foot above the ground level. The floor should be rendered damp and dust proof by laying cudapah slabs or cement concrete.	The Deputy Commissio Hassan have stated that cudapah slabs in villa Hassan states that the mortar.
XIII. The dimensions of the room shall be at least 10'x 8' x 8'.	No change.
XIV. At least two sides of a room should face open space.	..do..
XV. Each room should have at least two windows 3' x 4' opening into the open space, so as to secure adequate lighting and ventilation.	No change. The Dep states that this rule c is in a position to ma
XVI. Waste water from the kitchen and bathroom should be diverted to a soakage pit, or it may be led off through half channel or pot tiled drains into a bore-hole. The bore-hole should be situated between 20 and 30 feet from the kitchen or any living room and may be provided with a squating-slab with a hole in the centre and used as a bore-hole latrine.	The Deputy Commissio rule involves a heavy c The Deputy Commissioner lages being generally s bore-hole for waste-wat situated at a distance
XVII. The walls should be plastered and whitewashed or colour-washed. If a thotty is provided, it should be made water-proof with stone slabs with cement pointing or of cement concrete and drained to the soakage pit or bore-hold or to a kitchen garden.	The Deputy Commissi in the nature of advice owner. The Deputy Commissi part of the rule is ver ill-afford.
XVIII. There should be separate accommodation for the cattle, with washable floor made of stone-slabs with cement pointing or of cement concrete and a bier made of stone or cement concrete properly ventilated.	The Deputy Commissi rule cannot be enforced has not provided himself It is too much to expect the kind described.

BR.

Appendix F G—1]

SUBJECT .....

.....

.....

Diary No. of letter replied to.....

General and Revenue Secretariat

( )

the 193 .

Date of issue.....3.5.38.....

Signed by .....

X Flag H. (ML 26-26-88)

List of enclosures.....

Copied by .....

Examined by.....

Section VI

File No. 53-37

Serial No. 5

No. Notification

To L 9075

In exercise of the powers Vested in them under Section 65(2)(U) of the V.P. Act 1926 as amended from time to time and the Rules framed thereunder, ~~it is proposed~~ Govt. propose to issue the following rules for ~~the~~ regulating the grant of permission to ~~erect~~ erect buildings in Villages, in ~~the~~ place of the existing rules Nos 19, 20, 21 and 22 issued in Notn No L 8125 dB 26-26-88 dated 12th Nov: 1926

Notice is hereby given that the draft rules will be taken into consideration on or after 1st June 1938, Any objection or Suggestion which may be received from any person ~~shall~~

in respect of the draft rules before the aforesaid date will be taken into consideration

1 x x x x x x x

[Please refer the rules marked in brackets in pages 2 and 3 of the P.W.D]

13.

By order
29/4
Secy to Govt
Addl. DSR. L. S. G. Depts

To
The Compiler Mysore Gazette for publication in the Gazette and supply of 25 copies each (in English) to the Secty and the Rev: Comr and 100 copies (in Kannada) to each of the ~~District~~ Deputy Commissioners

Memo NO: L 9076

Copy of the above is to W. C. to the Rev: Comr with reference to his letter NO C. 318/37-38 dated 21st March 1938

B. O.

Addl
for Secy to Govt
L. S. G. Depts
DSR

ab

Government of His Highness the Maharaja of Mysore.

General and Revenue Secretariat.

No. L 9075/4.P.53-37-3 Dated Bangalore the 3rd April 1938.

NOTIFICATION.

In exercise of the powers vested in them under Section 65 (2)(U) of the Village Panchayat Act 1926 as amended from time to time and the rules framed thereunder, Government propose to issue the following rules for regulating the grant of permission to erect buildings in villages, in the place of the existing rules Nos.19, 20, 21 and 22 issued in Notification No.L.3125/L.S.26-26-33 dated 12th November 1926.

Notice is hereby given that the draft rules will be taken into consideration on or after 1st June 1938. Any objection or suggestion which may be received from any person in respect of the draft rules before the aforesaid date will be taken into consideration.

(1) Every person who shall erect any new house or alter or add to any existing house or reconstruct any house shall apply for a license to the Chairman of the Village Panchayat concerned.

(2) The application for construction of a new house should be accompanied by a site plan of the land on which the structure is proposed to be built. The size of the proposed house and its position on the land, together with its position with reference to the adjoining sites or houses or private or public roads and lanes, should be shown on the plan. It is not necessary to send plans drawn to scale. A rough sketch will do.

(3) No new house shall be allowed to be constructed on a site which has been recently filled up with or used as a place for depositing excremental matter or the carcasses of dead animals or other filthy or offensive matter.

(4) No pits shall be excavated in the sites allotted or used for dwelling houses.

(5) No shop or market places or manufactory or place of public resort shall be built in the midst of localities, intended for residential purposes.

(6) Houses shall not be built or rebuilt within five feet of the street and all houses should also have, as far as possible, direct access to a conservancy lane.

(7) The distance between the adjacent houses from wall to wall shall be at least 10 feet, and from eave to eave at least six feet.

(8) Eaves of houses, sun shades of windows and water-spouts shall not project beyond the side street drain adjoining the house.

(9) Houses built back to back should not be permitted.

(10) Not more than 2/3 of the building site should be built upon.

(11) The floors of all dwelling houses newly built or rebuilt shall be at least one foot higher than the ground level and reasonable provision shall be made for their drainage and ventilation.

(12) The Panchayet may impose conditions as to drainage, ventilation and privy arrangements.

(13) The Panchayet may also impose conditions for the construction of cattle sheds or for making other arrangements for tethering cattle.]

By Order,

Mir Safdar Hussain

for Secretary to Government,
Local Self-Government Department.

DSN

To

The Compiler, Mysore Gazette for publication in the Gazette and supply of 25 copies each (in English) to the Secretariat and the Revenue Commissioner and 100 copies (in Kannada) to each of the Deputy Commissioners.

5650

REGD. OFFICE:-
BANK OF MYSORE, LTD.,
CHIKMAGALUR
KADUR DISTRICT
TELEGRAMS:-

M.P.A. 1864

THE MYSORE PLANTERS' ASSOCIATION
(INCORPORATED)

Belur-Hassan P.O.,
Mysore State.

Reference No. 11/416--2083.

30th May, 1938.

From,
The Secretary,
The Mysore Planters' Association (Incorporated).

To,
The Secretary to the Government of H.H.The Maharaja of Mysore,
Local Self Government Department.

S i r,

In reference to your Notification No. L.9075-V.P.53-37-5 of 3rd May :-

I have the honour to say that the proposed Village Panchayat Building Rules, as they stand, are viewed by my Association with considerable alarm. The Rules appear to be applicable to ~~ground~~ grama thanas, but most certainly not to Estates which may range from ~~fifty~~ fifty acres up to hundreds. That the proprietors of Estates who may wish to build right away from the ~~ground~~ grama thana, possibly a Tea Factory or a Pulp House, should have to apply for licence, which might be refused, to the Village Panchayat is neither necessary nor, we submit, desirable.

I am therefore to ask that you will be so good as to include a proviso in the Rules that they apply only to ~~ground~~ grama thanas.

I have the honour to be,
Sir,
Your most obedient servant,

Secretary,
THE MYSORE PLANTERS' ASSOCIATION
(Incorporated).

Appendix F G—1]

SUBJECT.....

.....

.....

Diary No. of letter replied to .....

General and Revenue Secretariat

the *193* .

Date of issue.... 17.6.38

Signed by .....

List of enclosures.....

Copied by.....

Examined by .. ..

Section

File No.

Serial No.

No. L 18078/1

To The Revenue Commissioner,

Sir,

I am directed to forward herewith, for favour of ~~[illegible]~~ remarks, a copy of letter No. 11/416-2083 dated 30-5-38 received from the Secretary Mysore Planters' Association, Belur requesting that a proviso may be added to the proposed rules for regulating the grant of building licenses in villages, to the effect that the rules apply only to gramatanas and not to estates.

I have etc

2/12/61

for Secy Rev

for Rev

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE

General and Revenue Secretariat

Bangalore, Dated, 15th June 1938.

No. L 10078/Cn,

From

The Secretary to the Government of His Highness the Maharaja of Mysore,
Local Self-Government Department.

To

The Revenue Commissioner, in Mysore,

Bangalore.

Sir,

I am directed to forward herewith, for favour of remarks, a copy of letter No.11/416-2083 dated 30th May 1938 received from the Secretary, Mysore Planters' Association, Belur, requesting that a proviso may be added to the proposed rules for regulating the grant of building licences in villages, to the effect that the rules apply only to gramatanas and not to estates, etc.

I have the honour to be,
Sir,
Your most obedient servant,

Asst. Secretary to Government,
L.S.G. Department.

GRA/2.

427

No. C.318/37-38

OFFICE OF THE REVENUE COMMISSIONER
IN MYSORE.

Dated Bangalore, 18th July 1938.

19 JUL 1938

VP 53-37-8

FROM

K.V. Anantaraman.Esq.B.A.,
The Revenue Commissioner in Mysore.

To

The Secretary to the Government of
His Highness the Maharaja of Mysore,
Local Self Government Department, Bangalore.

SIR,

With reference to your letter No.L.10098/ dated 17th June 1938, calling for my remarks on the request of the Secretary, Mysore Planter's Association, Belur, praying that the proposed rules for regulating the grant of permission to erect buildings in villages may be made applicable only to Gavetanas and not to estates etc., I have the honour to state that according to S.29 of the Village Panchayet Act, the control of the erection of buildings in a village is vested in the Village Panchayet of the place, and Coffee estates forming part of some revenue village would naturally come under the jurisdiction of the Panchayet who are therefore competent to control the erection of buildings thereon in accordance with the rules framed in this behalf, unless the estates are exempted from the operation of the Village Panchayet Act. The question of exempting coffee estates from the operation of the Village Panchayet Act for purposes of taxation of buildings thereon, was pressed years back by the Secretary, North Mysore Indian Planters' Association, Chikmagalur and Government refused to grant the exemption prayed for in General Secretary's letter No.L.2150/V.P 36-31-2 dated 23rd September 1931. As it has been decided that the Coffee estates cannot be exempted from the operation of the Village Panchayet Act for purposes of taxation, I see no special reason to exempt these estates from the operation of the proposed rules for regulating the grant of permission for constructing buildings as prayed for.

The request of the Secretary cannot therefore be complied with.

I have the honour to be,
Sir,
Your most obedient servant,
M. N. Anandalwar.
Assistant Commissioner.
For Revenue Commissioner,
Absent from the station.

Appendix F G—1]

SUBJECT .....

.....

.....

Diary No. of letter replied to .....

General and Revenue Secretariat

( )

the 193 .

Date of issue 19.8.38

Signed by .....

List of enclosures.....

Copied by .....

Examined by.....

19 copies

Section VP

File No. 53-37

Serial No. 9

No. L1605

Notification

To

In exercise of the powers vested in them under Section 65 (2) (u) of the Village Panchayat Act, 1926, as amended from time to time and the rules framed thereunder, the following rules for regulating the grant of permission to erect buildings in villages are issued by Govt / in supersession of the existing rules Nos 19, 20, 21 & 22 issued with Notification No L 3125/

B. 26-26-88 dated 12-11-1926:-

[Here enter the rules. 1 to 13 in Flag 97]

By order

Secy Lby

Rev.

The Compiler, Mysore Gazette for publication in the Gazette and supply of 100 copies each to Revenue Commr, Dy Comms Dts and the Secretariat.

Memo No D 1606-14 19.8.38

Copy with compliments to (1) the Rev Comm with reference to correspondence ending with his letter No. C 318/37-38 dated 19-7-38. (2) the Dy Comms of Dts

By order

Secy Lby

Rev.

GOVERNMENT OF HIS HIGHNESS THE MAHARAJA OF MYSORE.

No. L1605

General and Revenue Secretariat,

Dated Bangalore, 16th August 1938.

19

NOTIFICATION.

In exercise of the powers vested in them under Section 65(2)(u) of the Village Panchayet Act, 1926, as amended from time to time and the rules framed thereunder, the following rules for regulating the grant of permission to erect buildings in villages are issued by Government in supersession of the existing rules Nos.19, 20, 21 and 22 issued with Notification No.L.3125/L.B.26-26-88 dated 12th November 1926:-

1. Every person who shall erect any new house or alter or add to any existing house or reconstruct any house shall apply for a license to the Chairman of the Village Panchayet concerned.

2. The application for construction of a new house should be accompanied by a site plan of the land on which the structure is proposed to be built. The size of the proposed house and its position on the land, together with its position with reference to the adjoining sites or houses or private or public roads and lanes, should be shown on the plan. It is not necessary to send plans drawn to scale. A rough sketch will do.

3. No new house shall be allowed to be constructed on a site which has been recently filled up with or used as a place for depositing excremental matter or the caracasses of dead animals or other filthy or offensive matter.

4. No pits shall be excavated in the sites allotted or used for dwelling houses.

5. No shop or market places or manufactory or place of public resort shall be built in the midst of localities, intended for residential purposes.

(6) Houses shall not be built or rebuilt within five feet of the street and all houses should also have, as far as possible direct access to a conservancy lane.

(7) The distance between the adjacent houses from wall to wall shall be at least 10 feet and from eave to eave at least six feet.

(8) Eaves of houses, sun shades of windows and water - spouts shall not project beyond the side street drain adjoining the house.

(9) Houses built back to back should not be permitted.

(10) Not more than 2/3 of the building site should be built upon.

(11) The floors of all dwelling houses newly built or rebuilt shall be at least one foot higher than the ground level and reasonable provision shall be made for their drainage and ventilation.

(12) The Panchayet may impose conditions as to drainage, ventilation and privy arrangements.

(13) The Panchayet may also impose conditions for the construction of cattle sheds or for making other arrangements for the tethering cattle.

By Order,

Sd. P.H. Krishna Rao
Secretary to Government,
Local Self Government Department.

To

The Compiler, Mysore Gazette for publication in the Gazette and supply of 100 copies each to the Revenue Commissioner, Deputy Commissioners of Districts and the Secretariat.

Aga/10.

Memo No. L1606-14 Dated, Bangalore the 19th August 1938.

Copy of the above is forwarded with compliments to the Revenue Commissioner in Mysore with reference to the correspondence ending with his letter No.C.318/37-38 dated 19th July 1938.

By Order,

Nirdajan Murthy
For Secretary to Government,
L.S.G. Department.

NOTIFICATION.

No. 21605—V. P. 53-37-9, dated Bangalore, 19th August 1938.

In exercise of the powers vested in them under Section 65 (2) (u) of the Village Panchayet Act, 1926, as amended from time to time, and the rules framed thereunder, the following rules for regulating the grant of permission to erect buildings in villages are issued by Government in supersession of the existing Rules Nos. 19, 20, 21 and 22 issued with Notification No. L. 3125—L. B. 26-26-88, dated 12th November 1926 :—

(1) Every person who shall erect any new house or alter or add to any existing house or reconstruct any house shall apply for a license to the Chairman of the Village Panchayet concerned.

(2) The application for construction of a new house should be accompanied by a site plan of the land on which the structure is proposed to be built. The size of the proposed house and its position on the land, together with its position with reference to the adjoining sites or houses or private or public roads and lanes, should be shown on the plan. It is not necessary to send plans drawn to scale. A rough sketch will do.

(3) No new house shall be allowed to be constructed on a site which has been recently filled up with or used as a place for depositing excremental matter or the carcasses of dead animals or other filthy or offensive matter.

(4) No pits shall be excavated in the sites allotted or used for dwelling houses.

(5) No shop or market places or manufactory or place of public resort shall be built in the midst of localities intended for residential purposes.

(6) Houses shall not be built or rebuilt within five feet of the street and all houses should also have, as far as possible, direct access to a conservancy lane.

(7) The distance between the adjacent houses from wall to wall shall be at least ten feet and from eave to eave at least six feet.

(8) Eaves of houses, sun-shades of windows and water-spouts shall not project beyond the side street drain adjoining the house.

(9) Houses built back to back should not be permitted.

(10) Not more than two-thirds of the building site should be built upon.

(11) The floors of all dwelling houses, newly built or rebuilt shall be at least one foot higher than the ground level and reasonable provision shall be made for their drainage and ventilation.

(12) The Panchayet may impose conditions as to drainage, ventilation and privy arrangements.

(13) The Panchayet may also impose conditions for the construction of cattle sheds or for making other arrangements for tethering cattle.

By Order,

P. H. KRISHNA RAO,
Secretary to Government,
Local Self-Government Department.

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